

American Legion Memorial Pool at Patton Park



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Hamilton, MA

Who we are..



Hamilton, MA

American Legion Memorial Pool at Patton Park

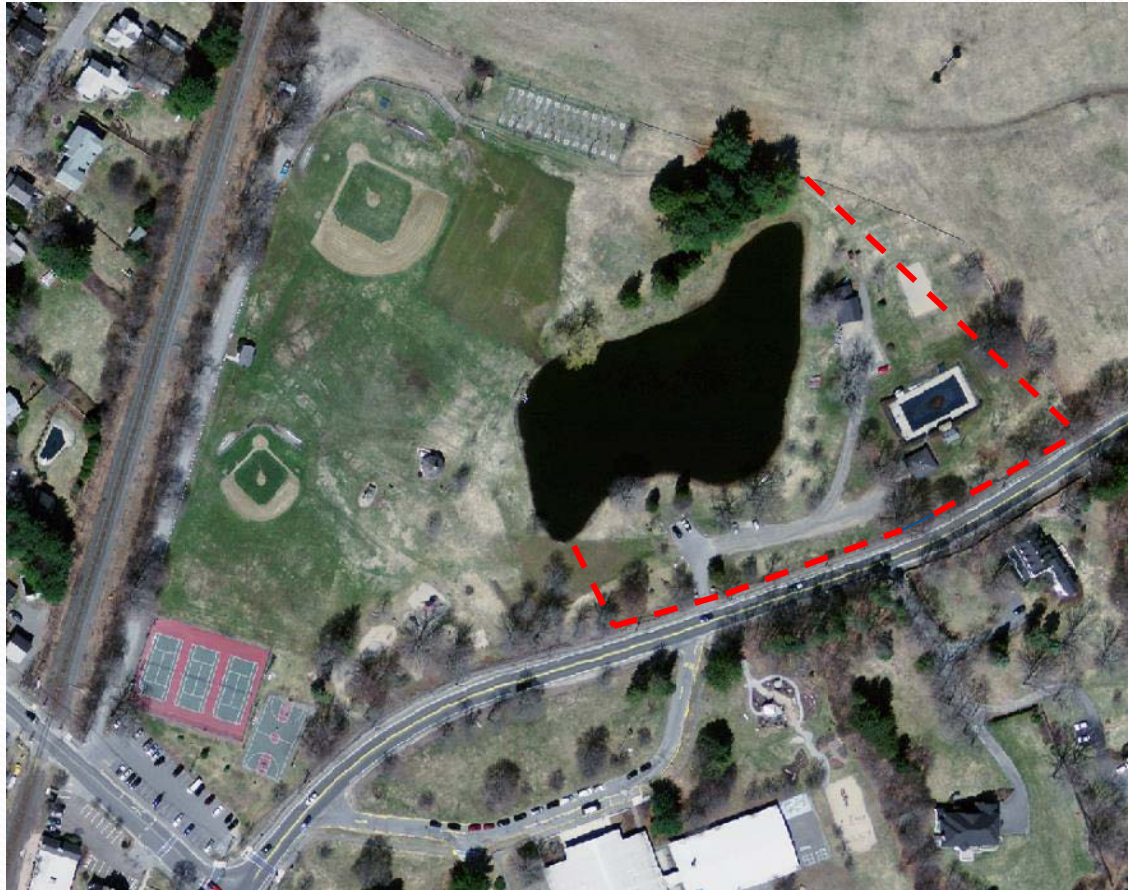


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American Legion Memorial Pool at Patton Park



Aerial View of Patton Park

Source: MassGIS



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Patton Park

Community Asset:

- Community Events
- Baseball, Football, etc.
- Playground
- Relaxing
- Swimming



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Mother's Day Flood 2006

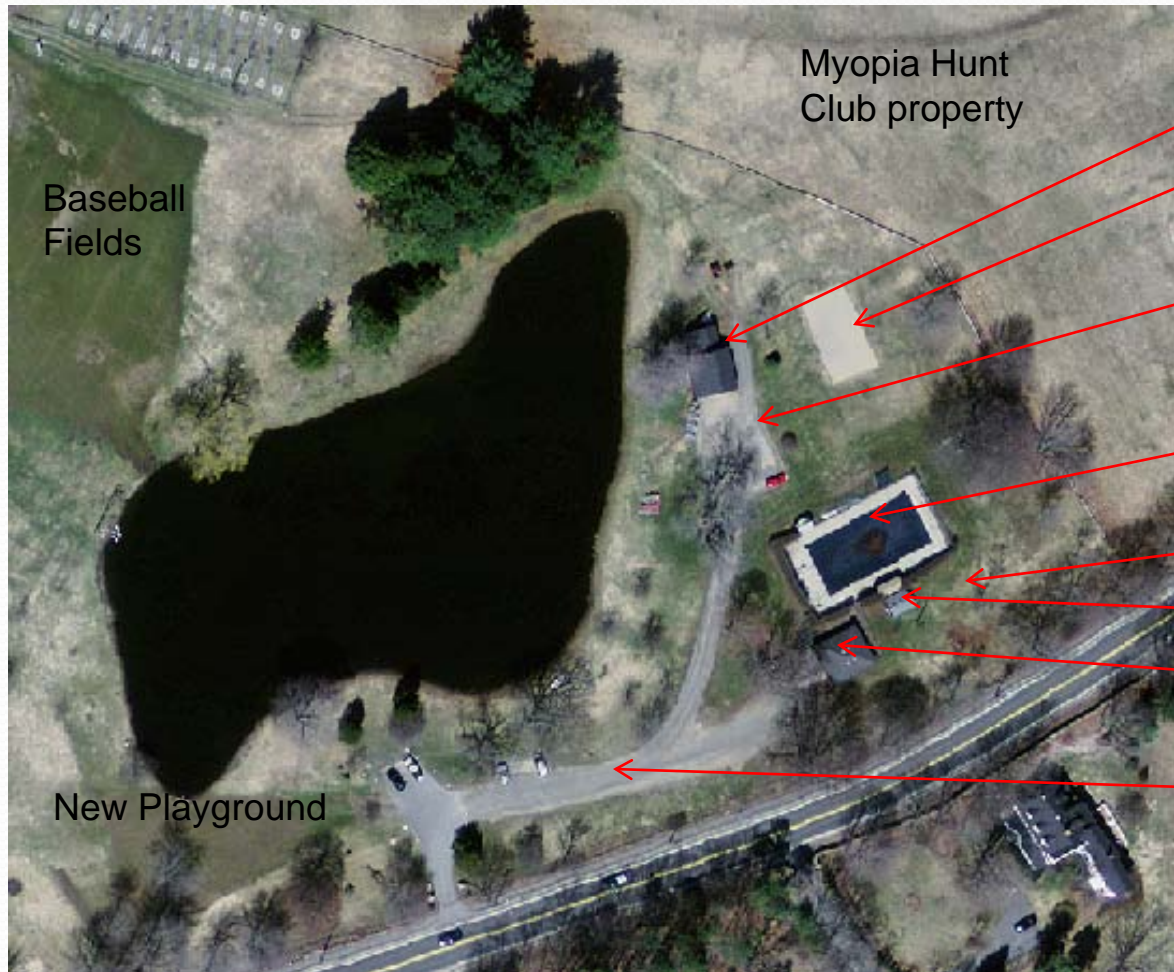


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Maintenance Shed

Sand volleyball court

Access road to
shed/Maintenance
Parking

Existing Pool

Existing Septic Field

Pool Equipment Shed

Bath House

Gravel drive/parking
area



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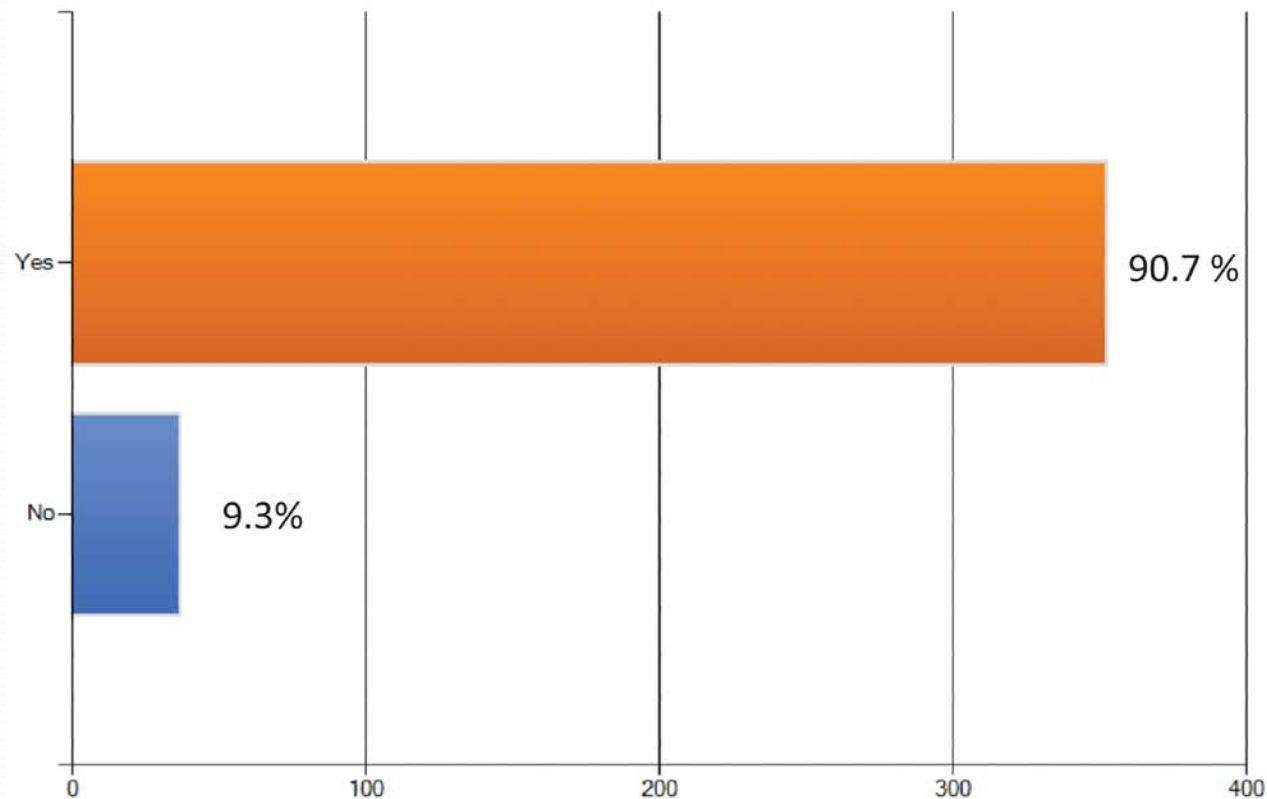


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Pool Committee Findings 2013

If improvements were made to the Aquatic Facility, would you or your family consider using the facility?



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Pool Committee
Findings 2013

Improvement Ranking Survey

Improved Bath House	1
Larger Pool	2
More Deck Space	3
Family Seating Areas	4
Kiddie Pool	5
Improved Parking	6
Concession Area	7
Additional Lap Pool	8
Year Round Pool Facility	9



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Pool Committee
Findings 2013

Option #	1	2	3
Pool	Refurbish Existing	Larger Rectangular	Zero Entry L-Shape
Bathhouse/Lifeguard Office	Replace	Replace	Replace
Kiddy Pool	Yes (200-250 sq ft)	Yes (200-250 sq ft)	Yes (200-250 sq ft)
Decking	Replace/Enlarge	Replace/Enlarge	Replace/Enlarge
Amenities	Seating area/Shading Areas/Grassy Areas	Seating/Shading Areas/Grassy Areas	Seating/Shading Areas/Grassy Areas



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Pool Committee Findings 2013

Option #	¹ 35'x75'	² 42'x75'	³ 42'x75' + 40' x 70'
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American Legion Memorial Pool at Patton Park

Pool History:

Pool originally built in 1961 by the members of the American Legion

- Pool over 52 years old
 - Industry estimates average lifespan of a concrete pool to be 35+ years
- 5 lane - 75' rectangular lap pool
- Concrete deck surrounding pool
 - Concrete is in poor shape, with many cracks, repair patches, and uneven edges
 - Undersized for needs of visitors
- Pool repair in 2001:
 - Pool depth reduced from 9' to 7'
 - Bathhouse had a ramp added for accessibility
 - Filtration equipment was improved / repaired



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Existing Pool



- Pool shell is leaking
- Deck is deteriorating and undersized for intended use
- Perimeter fence is old and rusting
- Limited programming capacity
- Pool equipment in need of repair
- Life guard shelter is inadequate
- Bathhouse requires code and accessibility updates
- 74-person capacity based on septic and bathroom accommodations
- Pool size = 129-person capacity



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Pool Renovation Mishaps in Other Communities



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1960's Pool Piping



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Sample Pool Repair

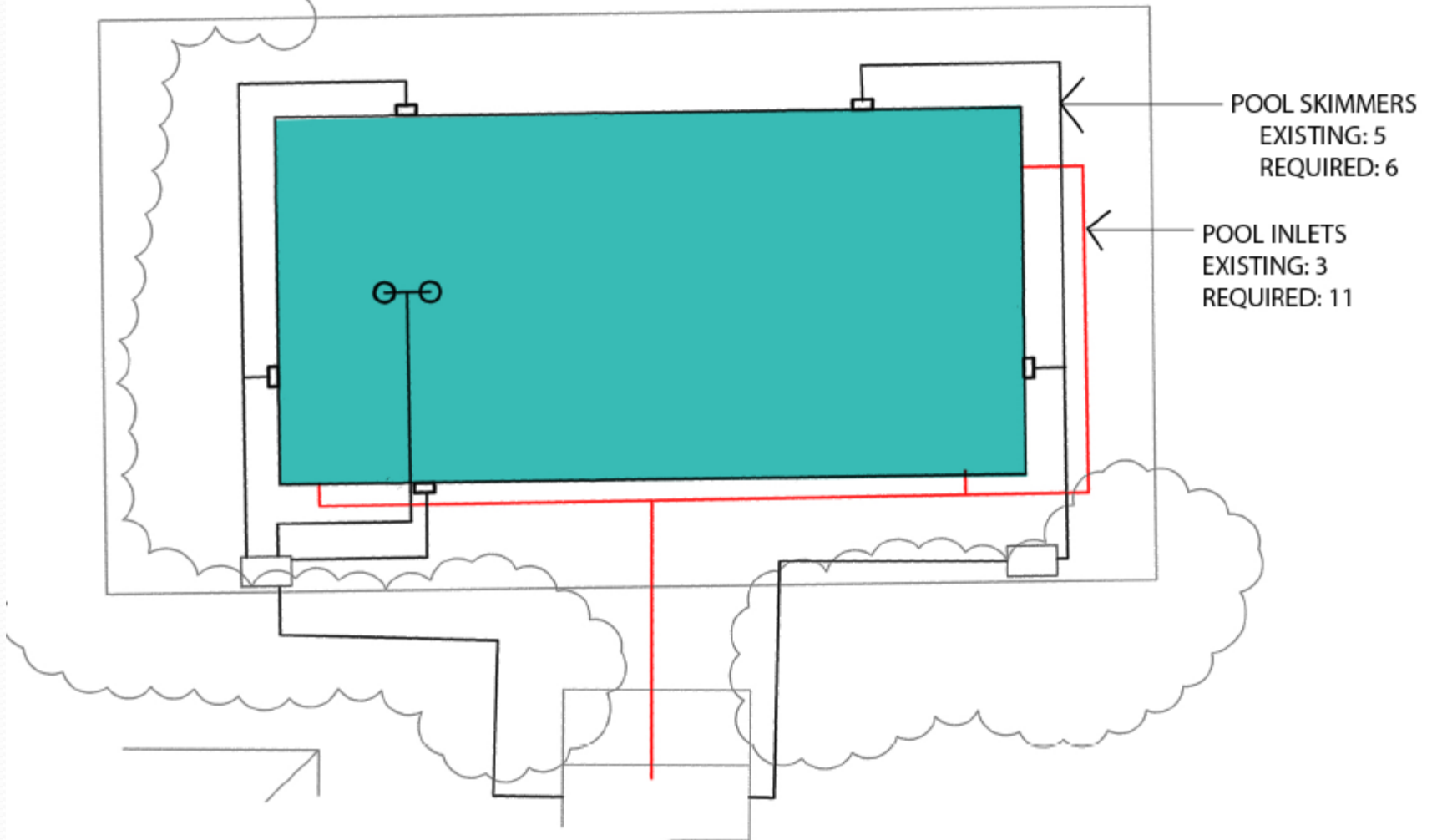


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Estimated Existing Piping



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Existing Pool



Rectangular Pool Calculator

Please use decimals if needed.

- > 75 Length (feet)
- > 35 Width (feet)
- > 2 Water Loss (inches per day)

- > 3272.33 Gallons per day loss
- > 136.35 Gallons per hour loss
- > 2.27 Gallons per minute loss

3272 gallons per day x 80 days = 261,760 gallons per season



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Existing Life Guard Shelter

Municipal pool code requires:

- First aid area
- ADA accessibility
- Guard marshaling and break area

Upgraded facility:

- Storage space
- Visual connection to the pool
- Improved ventilation



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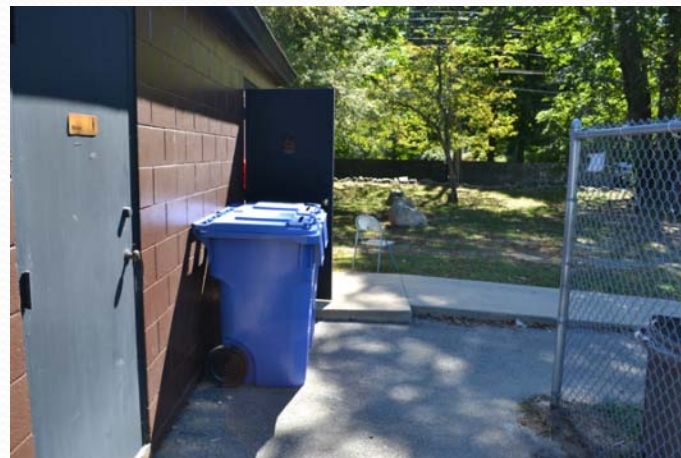
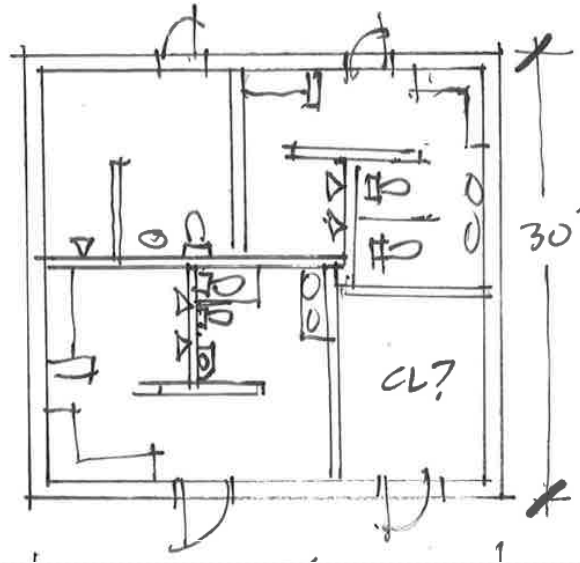
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State pool code requires:

- More toilets for users
- ADA accessibility
- More showers for users

Upgraded facility:

- Private changing spaces
- Family changing rooms
- Facilitates multi-generational use
- Vending / concession area
- Supports summer camp program



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The Vision....

- Swim lessons
- Family swimming
- Summer swim team / competitions
- Zero depth entry for ease of access for all ages
- Multi-generational programming
- Venue for community special events



FACT: Good public recreation facilities attract residents and improve the economic climate of the town.



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Why improve parks and other community facilities?

1. **Good facilities contribute to the general quality of life in the community.** A community with good parks and other facilities is a pleasant and sociable place to live, with a lively outdoor and cultural life. Residents spend more time in the community, and therefore are more familiar with one another, and contribute to a sense of community.
2. **Good facilities provide exposure to and opportunities for a wide variety of intellectual, cultural, and physical activities.** For many citizens, affordable and accessible community facilities have been their introduction to art, a variety of musical styles, the world of books, organized sports, hiking, skating, and any number of other pursuits. People of low income, particularly youth, may have little other chance for these experiences.
3. **Good facilities can instill a sense of ownership and community pride in residents.** A neighborhood or community rich in the opportunities that community facilities can provide is experienced as a good place to live, and engenders pride of place in residents. As a result, they may be more likely to pay attention to the maintenance of the community – keeping it clean and free of vandalism, supporting community events, and generally helping to create a vibrant and satisfying living environment.
4. **Good facilities can provide services that help everyone.** Public transportation, for instance, can ease the stress of commuting, eliminate air pollution, reduce traffic, and conserve energy. Libraries and museums can enhance the intellectual life of community residents, and expose them to many points of view and ways of looking at the world.
5. **Good facilities can help prevent crime and other antisocial behavior.** Community facilities can present children and youth, for instance, with places to go and activities to participate in – sports, arts programs, learning and enrichment, etc. – that act as healthy alternatives.
6. **Good facilities can increase the level of fairness and equity in a community.** When all residents have access to facilities that make life better and more pleasant, regardless of their socio-economic status, communities take a step toward greater equity.
7. **Good facilities can help to attract new residents.** People are more likely to move to communities with well-kept parks, lively cultural institutions, good schools, and efficient public transportation.
8. **Good facilities can improve the economic climate and prospects of the community, by attracting business and tourism.** Businesses want to locate in communities with good facilities for the same reasons that individuals do. It helps them attract and keep the best employees, and also tells them something about the management and self-respect of the community. More business means more and better jobs, a higher tax base, and a healthier local economy.
9. **Good facilities can make the community more attractive physically.** Well-designed parks and buildings, and well-restored historic sites, especially when they're part of a comprehensive community plan, can add greatly to the pleasant atmosphere of a community.
10. **Good facilities can provide gathering places that improve the social character of community life.** Parks, plazas, the courtyards or steps of public buildings, even well-designed bus stations, can serve to increase residents' interaction with one another and create a greater sense of community that reaches across community sectors.

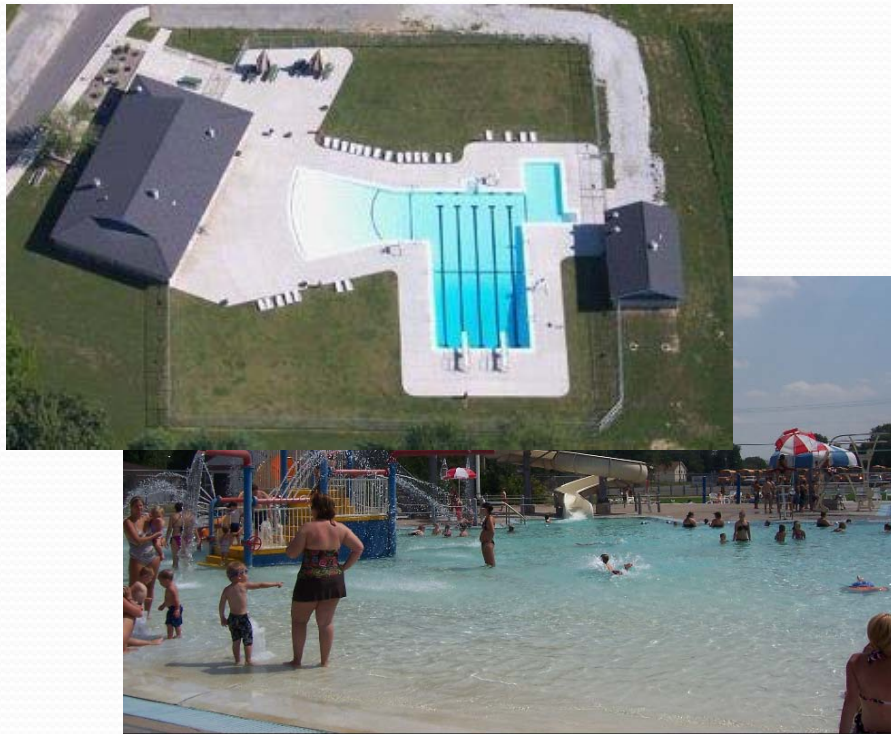


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What is a zero entry?

A zero entry or beach entry allows swimmers enter the water by walking from the deck into the water starting at a depth of zero. The entry is sloped at 1:20, which allows for a safe entry into the water for swimmers with mobility issues.

The shallow portion of the pool can be utilized for learn to swim and water aerobic classes.



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Zero-depth Entry Lap Pool + Kiddie Pool



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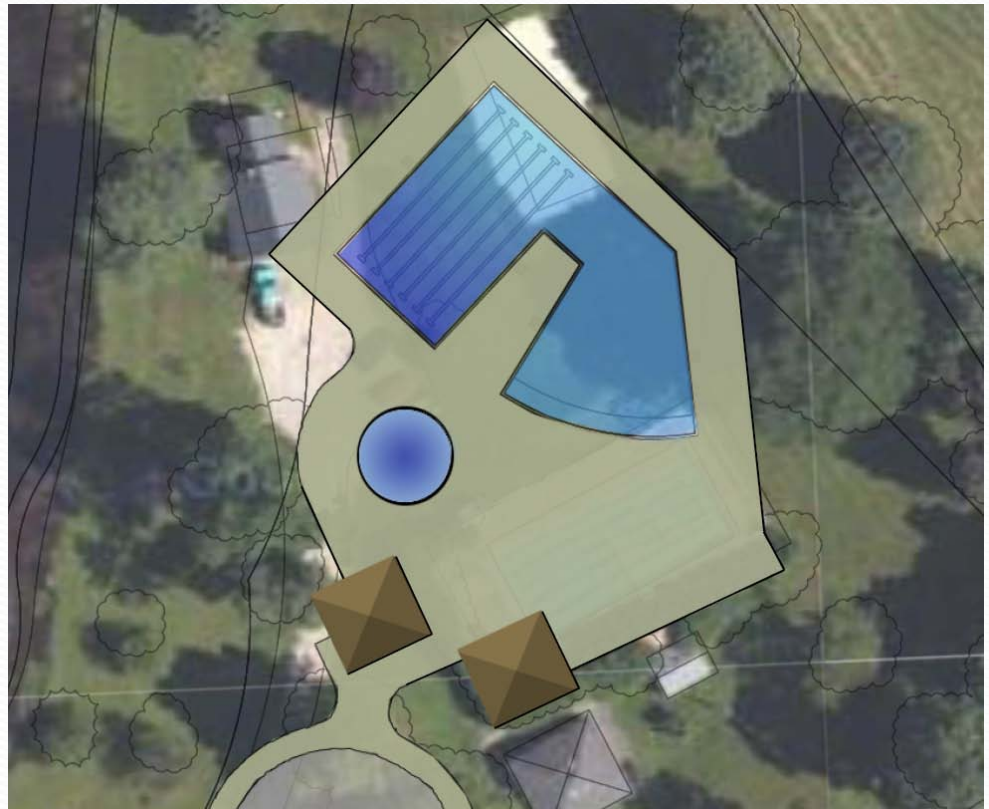


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Zero-depth Entry Lap Pool + Kiddie Pool

- 6-lane 75' long lap pool
- Zero-depth entry and learn to swim area
- Separate kiddie pool
- New bathhouse with office / life guard room / equipment storage / first aid area
- Improved parking layout with drop off
- Bather capacity: 438



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Zero-depth Entry Lap Pool + Kiddie Pool



Mt. Pleasant Pool Facility, Valhalla NY

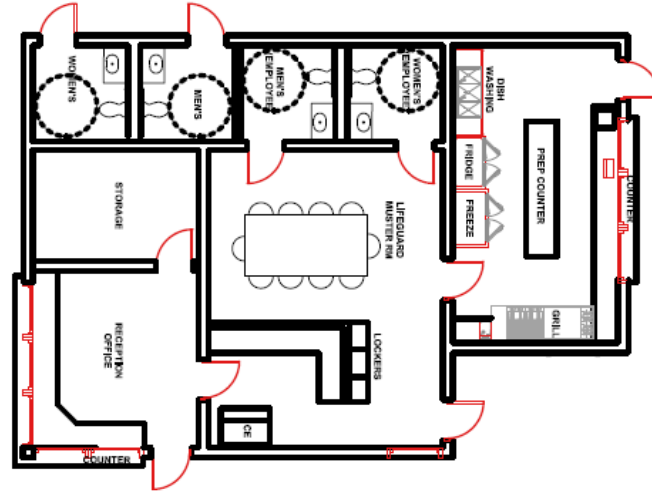
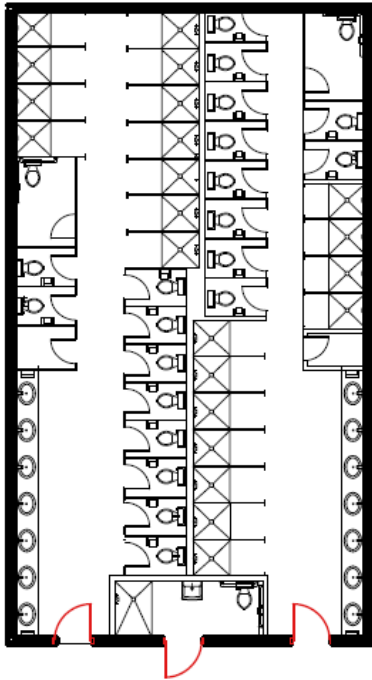


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Estimated Budget

Demo Existing Pool	\$50,000	Hammered, removed, filled and compacted
Demo Existing Building	\$15,000	Hammered, removed, filled and compacted
General Site Work	\$150,000	Tree clearing and grubbing, parking lot prep, Site grading
Septic System	\$220,000	New system for building and backwashing
Buildings	\$650,000	Allocation
Lap Pool/Zero Entry Pool	\$850,000	Assume Depth to be 7', gunite, plaster, SS gutter,
Wading Pool	\$50,000	Filter, Concrete, filter system
Electrical	\$140,000	Allocation
Concrete Deck	\$110,000	4" reinforced pad, Standard brook finish
Misc FFE	\$80,000	Benches, chaises, lifeguard chairs, drinking fountains, etc.
Safety Fencing	\$100,000	Vinyl coated Chain Link Fence and Gates
Parking Lot	\$170,000	27k s.f. bituminous
Sidewalks	\$18,000	4" reinforced concrete, brook finish
Landscaping	\$75,000	Grass, shrubs, trees, mulch
Total	\$2,678,000	



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NEW FACILITY FEATURES

- Safe, code compliant + universally accessible aquatics facility
 - Concurrent programming capacity
 - swim lessons
 - lap swimming
 - family swim
- Separate kiddie pool to reduce pool closures
 - Multigenerational opportunities
- Ample deck area for seating and gathering



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PROJECTED EXPENSES

Expense	Cost
Telephone	\$ 300
Electrical Costs	\$ 10,000
Chemicals, pool operator and opening/closing	\$ 30,000
Lifeguards (assuming 6 guards)	\$ 40,000
Additional guards (\$7,000 each)	
TOTAL PROJECTED EXPENSES	\$ 80,300.00

SEASON PASSES	Projected Fee	Projected quantity	Projected Revenue
Hamilton Resident "Early Bird" Rates			
Individual (age 2+)	\$ 90	50	\$ 4,500
Family	\$ 125	150	\$ 18,750
Senior Citizen (age 60+)	\$ 45	50	\$ 2,250
Hamilton Resident Seasonal Rates			
Individual (age 2+)	\$ 110	50	\$ 5,500
Family	\$ 150	150	\$ 22,500
Senior Citizen (age 60+)	\$ 55	50	\$ 2,750
Non-Resident Seasonal Rates			
Individual (age 2+)	\$ 125	50	\$ 6,250
Family	\$ 300	150	\$ 45,000
Senior Citizen (age 60+)	\$ 80	50	\$ 4,000
Nanny, Caregiver, Long-term household visitor			
Add \$50/person to season pass	\$ 50	10	\$ 500
			\$ 111,500

DAILY ADMISSION	Projected Fee per person per day	Projected quantity over the entire	Projected Revenue
Hamilton Resident Rates			
Individual (age 2+)	\$ 6	400	\$ 2,400
Senior Citizen (age 60+)	\$ 3	60	\$ 180
Non-Resident Rates			
Individual (age 2+)	\$ 8	400	\$ 3,200
Senior Citizen (age 60+)	\$ 4	60	\$ 240
SUBTOTAL			\$ 6,020

SWIM TEAM	Projected Fee per member	quantity of swim team members	Projected Revenue
Member	\$ 125	60	\$ 7,500
SUBTOTAL			\$ 7,500

SUMMER PARK PROGRAM	
Revenue allocated to the pool from the summer park program	\$ 25,000
TOTAL PROJECTED REVENUE	\$ 150,020.00

REVENUE \$ 150,020.00
 EXPENSES \$ 80,300.00
 NET REVENUE \$ 69,720.00



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